

NOVEMBER 8, 2005

**CITY OF GUNNISON COUNCIL
REGULAR SESSION MINUTES**

7:00 P.M.

The Regular Session was called to order at 7:00 P.M., by Mayor Ferguson with City Councilors Medina, Harriman, Miller and Nesbitt present along with City Attorney Landwehr, Interim City Manager Coleman, City Clerk Davidson, Community Development Director Westbay, Finance Director Hanson, Parks & Recreation Director Ampietro, several interested citizens and the press.

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PUBLIC HEARING

7:00 P.M.

Mayor Ferguson opened the Public Hearing at 7:00 P.M. and stated the reason for the Hearing is to receive public input on the Proposed 2006 City Budget. The Mayor asked for Proof of Publication. City Clerk Davidson stated proof of publication was included in their packets.

Finance Director Hanson gave City Staff comment and recommendation. The total budget is \$14,159,468. Of this \$6,208,653 is in the General Fund, \$7,440,438 is in the Enterprise Funds, \$127,077 is in the Special Revenue Fund, \$378,251 is in the Fleet Maintenance Fund and \$5,050 is in the Insurance Reserve Fund. The budget reflects that \$400,000 be used from cash reserves for General Fund Street Projects. There is an overall 7.5% increase to wages along with a 25% increase to health insurance costs. \$191,413 is included in the grants and contracts for services.

Mayor Ferguson called for public input. Diane Lothamer, city resident, came forward. Ms. Lothamer commended Director Hanson and her staff for the budget preparation. Ms. Lothamer commented on the following: there is a good reserve and it is ok to spend reserves on long-range capital projects; the Council should define what the City's role should be in economic development and she believes that all City services have to do with quality of life and are therefore economic development investments; the City's contribution to the Tenderfoot project is economic development as well; the City is encouraged to explore affordable housing issues over the next year and work with the County on this issue; and lastly, the Special Events Coordinator position in the General Services budget should rightly be placed in the Grants and Contracts for Service category. Council thanked Ms. Lothamer for her comments and perspective.

Eric Bostwick, city resident and Executive Director of Six-Points, addressed Council. He encouraged Council to include Six-Points in the budget and not just "pencil" it in. Council asked several questions. In response, Mr. Bostwick commented on the following: Six-Points serves 23 individuals and of those all live within the 6 County, Region 10 area; most of the clients have lived in the Gunnison community longer than he has; and he would like to come before Council more often and give updates on the program. Council thanked Mr. Bostwick.

Mayor Ferguson called for any further comments. Hearing none, he closed the Public Hearing at 7:16 P.M.

Consideration of Minutes:

Regular Session Meeting Minutes of October 25, 2005

Councilor Nesbitt moved and Councilor Miller seconded the motion to approve the Regular Session Meeting Minutes of October 25, 2005, as submitted.

Roll call vote, yes: Medina, Harriman, Ferguson, Miller, Nesbitt. So carried.

Roll call vote, no: None.

Special Session Meeting Minutes of November 1, 2005

Councilor Nesbitt moved and Councilor Miller seconded the motion to approve the Special Session Meeting Minutes of November 1, 2005, as submitted.

Roll call vote, yes: Harriman, Ferguson, Miller, Nesbitt, Medina. So carried.

Roll call vote, no: None.

Pre-Scheduled Citizens:

Interviews for Vacancy on the Planning & Zoning Commission.

- **T.L. Livermore**
- **Allan Pallaoro**

Mayor Ferguson stated Mr. Pallaoro had to leave town this afternoon and was interviewed by Council at this morning's Work Session. Mr. Pallaoro sent his apologies for not being present.

T.L. Livermore came forward and stated he is a business owner of Pat's Screen Printing located on Main Street, and has lived in Gunnison a very long time. He works flight services in the winter time and is a REIJ sports official. He has attended the Planning Commission meetings for the past 14 month and believes the Planning Commission is the first step in building a community. He stated he listens well, to all sides and knows the Commission has the responsibility to make the best decisions for the whole community not just the vocal constituency. He is prepared for the time commitment for the Master Plan and Land Development Code review process and can attend the extra meetings.

Council requested a ballot vote. City Clerk Davidson collected the five written ballots and announced Mr. Livermore received two votes and Mr. Pallaoro received three votes. Mayor Ferguson and Council thanked both applicants for their willingness to serve on the Planning Commission and stated both were to be commended.

Unfinished Business:

Proposed 2006 City Budget. Update on Compensation Overview. Finance Director Hanson and Interim City Manager Coleman gave Council an overview of the current compensation plan and stated no action is required of Council at this time as this plan is incorporated into the budget. These items were discussed: the 2006 market data for all of the positions has been compiled from our comparable municipalities; all employee wages will be paid at least at their minimum market wage and this will cause three employees to have a larger than minimum increase in 2006; the minimum market increase will be \$1,500 and the maximum market increase will be \$3,200; all other increases are based on the "step" correlating with the years of service; a \$250 bonus is included in the budget for each full-time employee achieving a commendable or outstanding rating on this year's performance appraisal; and the cost to implement the 2006 compensation plan is \$189,988 for the 80 full-time positions. Council had no further questions or comments.

New Business:

Appointment to Planning & Zoning Commission to Fill Vacant Term to Expire in May, 2009. This item was addressed earlier in the meeting.

Request from Vasken Ajarian for Commercial Sewer Tap at the "Hartman Castle", 277 CR 50, for Commercial Business within City's Three-Mile Plan. This item was discussed in detail at the November 1, 2005, Council Work Session.

Councilor Miller moved and Councilor Nesbitt seconded the motion to authorize the Mayor to sign the letter to the Gunnison County Planning Commission dated November 8, 2005, approving Mr. Vasken Ajarian's request for a commercial sewer tap within the City's Three-Mile Plan area with the following conditions: the gift shop shall be restricted to the first floor of the Harman Castle (1950 square feet of total commercial floor area); no other retail or other type of commercial use, other than that specified in LUC 2005-05, shall be allowed to operate at the property located at 277 CR 50 without prior consent by the City Council; and the City of Gunnison shall enforce these conditions, and shall reserve the right to revoke the acceptance of wastewater generated at this site if the intent of these conditions are not fully met.

Councilor Harriman stated her opposition to the request. She stated the retail space of 1950 sq. ft. is much larger than most of the retail stores on Main Street and thus is not a minor impact, and she feels granting this exception to the City's policy of restricting commercial sewer taps within the City's Three Mile Plan area is setting a precedent for future applications.

Roll call vote, yes: Ferguson, Miller, Nesbitt, Medina. Motion carried.

Roll call vote, no: Harriman.

Selection of Community Members to Serve on City Manager Interview Panel. Discussion ensued about possible community members to serve on the panel.

Councilor Miller moved and Councilor Medina seconded the motion to appoint Marcia Duncan, Paula Swenson, Sherryl Hall Peterson, Jim Pike, John Taliaferro, Allen Cox and alternate Jon Nelson to the community member interview panel for the new City Manager.

Roll call vote, yes: Miller, Nesbitt, Medina, Harriman, Ferguson. So carried.

Roll call vote, no: None.

Letter of Support for Forest Service Trail Improvement Grant from the Colorado State Parks Grant Program.

Councilor Miller moved and Councilor Nesbitt seconded the motion to approve the Letter of Support for the Forest Service Trail Improvement Grant from the Colorado State Parks Grant Program for trail improvements in the Pitkin/White Pine areas.

Roll call vote, yes: Nesbitt, Medina, Harriman, Ferguson, Miller. So carried.

Roll call vote, no: None.

Ordinance and Resolutions:

Ordinance No. 13, Series 2005; Re: Changing the Zoning District Classification of Lot 19, Rainbow Meadows Estates, Filing No. 2 from R-1 to R-2 and Amending the Official Zoning Map of the City of Gunnison, Colorado; 2nd Reading.

Councilor Miller introduced Ordinance No. 13, Series 2005, and it was read by title only by the City Attorney.

Councilor Miller moved and Councilor Nesbitt seconded the motion that Ordinance No. 13, Series 2005, **AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF LOT 19, RAINBOW MEADOWS ESTATES, FILING NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 24, 2004, BEARING RECEPTION NO. 540071, CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (DUPLEX RESIDENTIAL DISTRICT), AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO,** be introduced, read, passed and adopted on second reading this 8th day of November, 2005.

Roll call vote, yes: Medina, Harriman, Ferguson, Miller, Nesbitt. So carried.

Roll call vote, no: None.

City Attorney: Nothing further to report.

Interim City Manager: Ken Coleman: Reported on the educational tour he took with the Gunnison Valley Leadership Program members last Friday. Mayor Ferguson served on the elected municipal officials panel and provided great information to the participants.

City Clerk: Gail Davidson: Nothing to report.

Non-Scheduled Citizens:

Richard Karas, county resident, thanked Council for the diversity of opinions presented during their morning Work Session on economic development. He gave Council information from the Gunnison Housing Authority's "Housing Symposium", held last weekend. He then reviewed the information with Council. Comments included: the need for keeping families in Gunnison; the need for diversity; the issue of retirees becoming a dominant housing occupant; and he is pleased Council identified the housing issues during their discussions.

General Discussion/Items for Work Session:

Councilor Harriman: Report on Gunnison Housing Authority Housing Symposium.

Councilor Harriman gave Council a report on the symposium and stated all 3 County Commissioners were there as speakers. It was an information-packed day. Topics discussed during the symposium included: the definition of "affordable" housing; inclusionary zoning; subsidies and various funding mechanisms; and the related need for transportation if affordable housing is not available where the workers work.

Councilor Miller: Report on CML, Region 10 District and CAST Meetings. Councilor Miller discussed the following: Region 10 is pursuing the 2nd Home Survey; the continued existence of Region 10 and the dissatisfaction expressed by some of the participating municipalities; the Region 10 dues structure; what other municipalities in our CML region are accomplishing; at the CAST meeting, Aspen is pursuing more energy efficiency standards and are building a large affordable, “green” housing project; and biodiesel usage, environmental issues and global warming were discussed at the CAST meeting. Councilor Miller asked Council the question if CAST is still worthwhile for Gunnison.

Councilor Medina: Report on Economic Development Meeting. Councilor Median reported on the meeting between Region 10, the Governor’s office on business development, Gunnison County and the City. He placed a summary of the comments from the meeting in Council’s mailboxes. At the Regional Transportation Meeting (RTA), they discussed a meeting with Club Med who will not be providing any employee housing next year. Club Med stated 80 to 90% of their employees shop in Gunnison and a lot of their guests rent cars to shop in Gunnison. Club Med will only have one charter plane this winter and the rest of their guests will arrive on scheduled flights. Also discussed at the RTA: a committee is being formed to look at ground transportation issues; regional bus service; and bus line subsidies.

Mayor Ferguson: Report on Mayors’/Managers’ Meeting. Mayor Ferguson discussed the following information from the Mayors’/Managers’ meeting: the north end of the valley is thriving; he compared the municipal budgets v.s. population figures and the City of Gunnison budget represents \$1,920 per citizen, while the Mt. Crested Butte budget represents almost \$8,000 per citizen; and the ski area is growing and making snow with a opening date this year of November 19th.

Councilor Nesbitt: Reported he attended no outside meetings and asked the Interim City Manager to get some clarification on sales tax numbers for him. Councilor Nesbitt also suggested allotting the budgeted funds for the Economic Development Corporation to a generic economic development category. Discussion ensued. Councilor Miller stated it seems unfair to the GVEDC since that money has already been earmarked for the ED Corporation.

Adjournment: At 916 P.M.

Mayor

City Clerk